

**ECONOMIC DEVELOPMENT COMMISSION
EAST GRANBY, CONNECTICUT
June 24, 2024, Meeting Minutes**

A hybrid meeting of the East Granby Economic Development Commission was held on Monday, June 24, 2024.

5:34 pm~Members present when Vice Chairman Paul Thulen called the meeting to order were: Vice Chairman Paul Thulen, Tom Lally & Peter Ritter.

Kerry Flaherty joined via ZOOM at 5:39 pm.

Absent: Todd Zessin, Dan Barrett, Chairman David Iannucci, Town Planner Robin Newton

COMMUNICATIONS

Economic Development Report June 2024 ~ Robin sent report for review tonight

PENDING LAND USE APPLICATIONS

The following 4 Applications were presented at PZC meeting on June 11, 2024:

Application #24-05 – Sweat Equity, LLC – Text Amendment to section V.D.2 of the East Granby Zoning Regulations to allow a permitted use for an Indoor Sports Facilities and to allow for Self-Storage facilities. **This was approved with a minor amendment to not allow on a State Highway.**

Application #24-06-K SFR East Granby Owner, LLC -Special permit/Site plan approval (former EG Meadows) Bramble Bush Circle, Briarwood Circle, Old Deerfield Circle for the construction of 48 single family units. **This was approved.**

Application #24-07 – Rainbow Development, LLC – Text Amendment to section V.D.2.f & V.D.5.f of East Granby Zoning Regulations to allow for drive-thru establishments within the Commerce Transitional Zone. **This was approved with some minor amendments.**

Application #24-08 – Galasso Materials, LLC -5-year renewal of existing quarry special permit and increase excavation depth within the 2014 quarry expansion area from elevation 252 to elevation 210 on property located at 60 South Main Street. **The 5 year renewal and request for elevation expansion was approved.**

EDC members feel this is positive news of development with drive-thrus. The development plan of the property across from Stub Hub on Gateway & Rte 20 looked to be several units with a possibility for drive thru establishments on either end. Excellent addition to this area of town.

MINUTES

5:45 pm Kerry Flaherty made a motion to approve the May 20, 2024 minutes. Peter Ritter seconded the motion and they were approved unanimously.

DISCUSSION WITH PUBLIC AND/OR APPLICANT: none

OTHER BUSINESS

Incentive Policy: Kerry will reach out to Chairman Iannucci to help out and discuss further at next meeting. Positive response to involve Adam in this.

Passport Program: Will run August thru the end of November, same as last year. Would like to lower the threshold to be eligible for the cash prize, to make it more appealing for residents to participate.

Michele has emailed local businesses and only about half have confirmed participation in the program or even responded. Paul will start visiting those who haven't responded, has a flyer & copy of last year's passport to leave behind to show businesses.

Farmer's Market: Paul stated Farmer's Market will run August thru September, 9 Mondays ~ focus is CT Made/CT Grown. Have 15 +/- vendors, food trucks, musicians and non-profit organizations. Would like to implement more kids' activities, i.e. face painting & such. It will run 2:30 -6:30 pm and is need of volunteers. Not just during, but night before setting up cones, signs, etc., 2 hour time slots available. Bela Ramos at the library can share sign up sheet for volunteers. Peter & Tom would like to help out.

Business Spotlights: Tom & Paul have or will visit 4 new businesses in town.

- EG Mulch & Stone ~Ron Hunt, Tom stopped by. Very nice set-up, selling and delivering all kinds of mulch & stone, now have plants & bird houses for sale as well.
- Wabi Sabi Yoga ~Pia Oliveri, Paul visited, beautiful location. The building looks great, seem very busy. Brought clientele from former Windsor location, large number of seniors.
- PC Development ~Paul is scheduled to meet with them this week, they have a second location in Windsor
- Self Storage on Connecticut South Drive, beginning to take tenants, will visit them soon

The spotlights will be articles featured in Let's Talk Turkey.

COMMISSION COMMENTS

Paul shared a report from the CT Secretary of State Called:
2024 Advance CT Report~Town Profile of East Granby

New business registrations by year: 2019 ~ 29
2020 ~ 45
2021 ~ 49
2022 ~ 51
2023 ~ 55

Nice upward trend, seem to be heading in the right direction.

Tom asked if any news on Solar Farm? At last P&Z meeting Robin shared that Granby did have a presentation and they should be reaching out soon to share with EG. It will be using former Monrovia Nursery land. Kerry shared that there are plans on the Granby website. It will be a PURA regulated plan, so will not need town permissions. Paul shared that as far as taxation on said project, it should be 2X what the agricultural taxation was.

Paul shared some information pertaining to the CT Renaissance Fair looking for a new home. This fair runs on weekends from August 31 to October 14. Very large event, hosts about 50,00 people over the period of 6 weeks. Paul has reached out and will contact again to see if EG may be a prospective location. Great for local businesses, bring new people to town. Maybe invite them to come to a future EDC meeting.

Village Center plan, developing a nice niche in town, including outdoor activities, hiking, biking; sense of community. Wabi Sabi Yoga owner had mentioned she would love to see EG become a "Blue Zone" with our own centenarians.

Membership Updates: Brian O'Connor is no longer a member and Glenn Zaugg has been selected to become a member. There is still 1 spot open.

ADJOURNMENT

A motion was made by Tom Lally and seconded by Peter Ritter to adjourn the meeting at 6:11 pm. Votes in favor were unanimous. Motion carried.

Respectfully submitted,

Michele Leadbeater
Building & Land Use Administrative Assistant